



QUINCY PLANNING BOARD  
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JAMES J. FATSEAS  
Interim Planning Director

THOMAS P. KOCH  
Mayor

**QUINCY PLANNING BOARD MEETING**  
**Wednesday, December 9, 2015**

Regular meeting of the Quincy Planning Board will be held on  
Wednesday, December 9, 2015 at 7:00 PM.

**PLEASE NOTE LOCATION CHANGE:**

Meeting will be held at 34 Coddington Street, 1<sup>st</sup> Floor, Room 121  
Quincy, Massachusetts 02169  
The Public is welcome to attend.

CITY CLERKS OFFICE  
QUINCY, MASS 02169

2015 DEC -4 AM 9:00

**AGENDA**

**7:00 PM** Call to Order by Chairman  
Vote on minutes of the November 19, 2015 and December 3, 2015 Planning Board Meetings

**7:05 PM AND THEREAFTER:**

**Public Hearing – 113 Elm Street – Site Plan/Special Permit - Planning Board Case No. 2015-48**

In accordance with the provisions of Chapter 40A, Section 11 MGL, and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, December 9, 2015 at or after 7:05 P.M. at 34 Coddington Street, 1st floor, Room 121, Quincy, MA, on the application of Welby Builders LLC, Donald Gillespie, Manager, 353 Hatherly Road Scituate, MA 02066, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review). The proposal is for the construction of a 3-story, five (5) 2-bedroom unit residential development with private 2-car garages on the first floor and living space on the second and third floors. The applicant also proposes landscaping, drainage, and other site modifications. The property contains approximately 14,784± square feet and is located at 113 Elm Street. The land is within Residential B Zoning District and is shown on Assessors Map 2036, Plot 20.

**Public Hearing – 32 Gilson Road/18 Johnson Avenue – Site Plan/Special Permit - Planning Board Case No. 2015-49**

In accordance with the provisions of Chapter 40A, Section 11 MGL, and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, December 9, 2015 at or after 7:05 P.M. at 34 Coddington Street, 1st floor, Room 121, Quincy, MA, on the application of David and Peter Murphy, DP Development, LLC, 78 Bellevue Road Quincy, MA 02171, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) and Special Permit under Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking Waiver). The proposal is for the demolition of two (2) existing dwellings and the construction of a 4-story, twenty four (24) 2-bedroom unit residential development with private 24-car garage. The applicant also proposes landscaping, drainage, and other site modifications. The property contains

approximately 14,282± square feet and is located at 32 Gilson Road/18 Johnson Avenue. The land is within Residential A and Business C Zoning Districts and is shown on Assessors Map 1126, Plots 41 & 42, Lots A & B.

**BUSINESS MEETING:**

- **New Business** – Review and vote on recommendation of Council Order 2015-162 – Seeking to Amend the Affordable Housing Ordinance, introduced by Ward 4 City Councillor Brian Palmucci at the September 28, 2015 City Council meeting.

**This Agenda is Subject to Change without Notice**

CITY CLERKS OFFICE  
QUINCY, MASS 02169

2015 DEC-4 AM 9:00